



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

JANUARY 7, 2015

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Alvin I. Fisher, Jr., Chairman
Richard C. Antelli
Daniel P. Barletta, DDS
Christine R. Burke
James R. Cady
William E. Selke
Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney
John Gauthier, P.E., Associate Engineer
Scott R. Copey, Planner
Michelle M. Betters, Planning Board Secretary

Absent

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

1. Applicant: Fallmarc Development, LLC
 Location: 75 Peck Road
 Request: Minor subdivision approval for the Stonewood Manor North
 subdivision, consisting of 3 lots on approximately 2.62 acres
 Zoning District: R1-44 (Single-Family Residential)
 Mon. Co. Tax No.: 058.01-02-001.1 & 058.01-02-001.211

Motion by Ms. Burke, seconded by Mr. Barletta, to continue the application to the January 21, 2015, meeting, as requested by the applicant.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Cady	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION CONTINUED
TO JANUARY 21, 2015, MEETING**

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2. Applicant: Columbia/Wegman Acquisitions, LLC
 Location: 999 Long Pond Road and 45 Mill Road
 Request: Minor subdivision approval for the Rossignolo subdivision,
 consisting of 2 lots on approximately 14.2 acres
 Zoning District: A-R (Agricultural) and RMS (Multiple-Family Residential –
 Senior Citizen)
 Mon. Co. Tax No.: 059-03-4-16

Motion by Ms. Burke, seconded by Mr. Barletta, to continue the application to the February 4, 2015, meeting, as requested by the applicant.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Cady	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION CONTINUED
TO FEBRUARY 4, 2015, MEETING**

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New Business

None

SITE PLANS

Old Business

1. Applicant: Columbia/Wegman Acquisitions, LLC
Location: 45 Mill Road
Request: Site plan approval for a proposed senior citizen residential facility (86± residential units for assisted living, and 25± residential units for memory care; one story and two story; 94,640± total square feet), with related parking, utilities, grading, and landscaping, on approximately 9.0 acres
Zoning District: RMS (Multiple-Family Residential – Senior Citizen)
Mon. Co. Tax No.: 059-03-4-16 (part)

Motion by Ms. Burke, seconded by Mr. Barletta, to continue the application to the February 4, 2015, meeting, as requested by the applicant.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Cady	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION CONTINUED
TO FEBRUARY 4, 2015, MEETING**

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New Business

1. Applicant: Whirlwind Properties, LLC
 Location: 99 Ling Road
 Request: Site plan approval for a proposed addition (one story; 13,375± total square feet) to an existing industrial building, and a proposed expansion of an existing parking lot, with related utilities, grading, and landscaping, on approximately 5.0 acres

 Zoning District: IL (Light Industrial)
 Mon. Co. Tax No.: 046.020-03-14.1

The following is a synopsis of the discussion pertaining to the above-referenced request:

Greg McMahon, P.E., McMahon-LaRue Engineers; and Joe Barnes, Whirlwind Properties, presented the application.

Mr. McMahon: Whirlwind is a 40-year-old company in the audio interface industry. Their existing facility is 43,200 square feet; we are proposing a 13,375-square-foot, one-story metal building addition. I have passed around some photos that show all the sides and the location where the addition will be. They currently employ 100 people, with a projected total of 108 employees. There are 83 parking spaces on-site now, and we are proposing 109 spaces in all. We have made some minor additions to the parking lot, some pavement on the side and the rear. By reconfiguring the spaces, we were able to get 109 parking spaces, with 4 handicapped spaces. The addition will have sprinklers, but there will be no new utility service proposed; service will be carried from the existing building. There is a light pole in the parking lot that will be removed because it will be where the fire lane will be; one wall pack will be installed on the building. We are disturbing about 0.08 acres of the site. The existing impervious material on-site is about 2.1 acres; the proposed impervious area is about 2.4 acres. We have designed in our plan some infiltration in the rear of the parking lot and near the front, adjacent to a drainage swale that takes the water out to culverts on Ling Road. There are two area variances needed, which we will obtain January 20, 2015.

Mr. Copey: Whirlwind is doing well and expanding; we are always happy to see that happen with a business. We had some comments from the Building Department regarding handicapped parking spaces; our zoning staff noted the variances. The Fire Marshal had some question regarding fire lane and hydrant locations. Our Engineering Division wanted some additional notation about the sanitary sewer easement that's on the property. They also wanted some clarification on the soils and permeability relative to the infiltration design for the storm water and design of the spillway. We have received a letter from Paul DePalma of 31-A Veldor Park. I'll summarize; he's concerned about setback. At one time, there was a roof-mounted piece of equipment that made some loud noise, and that was taken care of. He had questions regarding what the space would be used for and whether the parking lot is going to observe the required setbacks.

Margaret Vilasi, 45 Brimley Manor: I have some beautiful trees that block the view of Whirlwind Properties. I would like to know what will happen to those trees with this addition. I don't want to look at a factory in my backyard. I bought the property because of the beauty of the trees, and don't want my property degraded because of the factory back there.

Mr. Fisher: Are these trees on your property?

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Ms. Vilasi: They border my property. They are fairly dense, and most times you don't know that there is a factory there. I don't want to look at this factory.

Mr. McMahon: There will be some clearing because of some storm water management issues; we are looking at some options to lessen that. For the most part, we are preserving about 70% of the width of that treed area. The owner does not want to take out anything, but there are requirements that we have to address. For the most part, we are working around the vegetation, and plan to leave as much as possible.

Mr. Selke: What is the makeup of the trees?

Mr. McMahon: On our side there is more brush. On Ms. Vilasi's side in the summertime, they provide a pretty solid visual screen.

Ms. Vilasi: What happens to the value of the property when you see the factory?

Mr. Schiano: That is speculative, and we can't address that. What is important is vegetation, which is a good issue and we need to talk about it. This also could help with noise.

Mr. Selke: What is like in the summer? It's hard to see from the aerial view.

Ms. Vilasi: It's beautiful, and you hardly know that there's a factory.

Mr. Cady: Mostly, it looks like the trees will remain.

Mr. Copey: The site plan has been highlighted to show what will be taken. What alternative are you looking at?

Mr. McMahon: If the Town's engineering staff could waive some of the storm water management requirements, we certainly could look at that.

Mr. Copey: Will there be a pond?

Mr. McMahon: We can look at using a strip of land for infiltration—maybe an infiltration trench—and maybe limit it to about 10 or 15 feet off the parking lot. We also are looking at leaving this space natural and intertwining a berm through here. It would be flooded during a heavy rainfall, but these soils are A & B -type soils, very pervious and good for this infiltration. It's a matter of addressing the storm water and cutting it back a bit. Whirlwind would like to lessen this because it would be costly.

Mr. Cady: Most of the runoff is from the roof, on the south side, right?

Mr. McMahon: Yes, with some parking lot runoff. Maybe we could do a seepage trench; we certainly would work with the Town's engineering staff to reduce the ground disturbance.

Mr. Sofia: Could you just tie into the existing catch basins?

Mr. McMahon: The Town requires a 30% reduction in the existing rate of runoff; we can get close to that.

Mr. Fisher: You have heard what the concerns are.

Patty McPhilmy, 4 Amalia Court: Will the new building have trucks delivering to it?

Mr. Barnes: This addition will be used for storage. Right now, we rent a section of a building next to us; we would like to have our product in one space. Anything that is delivered comes to the front of the building. We do not want to take down any more trees than we have to; we want to be good neighbors. You are welcome to come over tomorrow, and I can walk the area with you and show you what we are proposing.

Ms. McPhilmy: Will the new parking lot be in front of the building?

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Mr. Selke: How many parking spaces?

Mr. McMahon: We are adding about 25 feet of pavement to the rear, and about 8 feet on the west side.

Mr. Selke: I suggest bringing some photos so that we can see what the screening is like.

Mr. Fisher: I think that that's a good idea, especially now with the winter conditions.

Ms. McPhilly: Another thing is more noise with the cars in the morning. I'm happy that the building is just storage, but with more cars and the metal building, will this produce more noise?

Mr. Selke: Do you have deck in the rear of your home?

Mr. McPhilly: A small one.

Mr. Selke: Well, it looks like we're going to do our best to mitigate the situation.

Ms. McPhilly: I don't want to put a damper in anyone's plan. Another thought was maybe some berms to help with the noise level.

Mr. Fisher: I think that we're better off with some landscaping to help with the noise.

Mr. Cady: You would have to take out some landscaping for berms; they need room.

Mr. Selke: Will the addition have windows or access to the outside?

Mr. McMahon: On the east side, there will be a man door to meet fire codes, and facing the parking lot, there will be an overhead and a man door. The employee entrance will remain the same as it is.

Mr. Selke: Will the outside appearance of the addition match the existing building?

Mr. McMahon: Yes, it will match the building; it's shown in the pictures that we provided.

Mr. Sofia: As a suggestion, I would advise the neighbors to meet with Whirlwind and take a look at the property.

Mr. Barletta: What time do the employees start?

Mr. Barnes: We stagger the hours; some start at 6:00 a.m., then 7:30 a.m., and 9:00 a.m.

Mr. Selke: Will you be using a forklift to move the material? In the future, you won't be using that overhead door for moving material in and out.

Mr. Barnes: There will be one forklift used inside. You should not be able to hear it; we have the raw material come in through the front.

Mr. Fisher: As long as there is no loading dock in the rear, that in itself would preclude large volume deliveries by large trucks, which is a concern for the neighbors.

Ms. McPhilly: When would you start construction?

Mr. Barnes: Depending on approval, we would start late March, April. It should be finished in about a month or two.

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Motion by Mr. Antelli, seconded by Mr. Barletta, to continue the application to the January 21, 2015, meeting, as requested by the applicant.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Cady	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION CONTINUED
TO JANUARY 21, 2015, MEETING**

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SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Underground Paint Shop LLC
 Location: 401 Elmgrove Road
 Request: Waiver of site plan approval for a proposed addition (one story;
 320± total square feet) to an existing commercial building on
 approximately 0.525 acres
 Zoning District: BR (Restricted Business)
 Mon. Co. Tax No.: 088.19-1-3

The following is a synopsis of the discussion pertaining to the above-referenced request:

Scott Copey, Town of Greece, presented the application.

Mr. Copey: The Board approved an addition to this property on August 20, 2014. The applicant did a really nice job with the building. There was heating equipment with an open flame installed in the building; that is prohibited by the building code when there is spray painting. These are big units, and the applicant has made a substantial investment. To overcome this, the applicant has decided to install a paint booth; this will require him to put on an addition. The paint booth will be on the north side of the building, within the setback requirement; its exterior will match the existing building. We offered to him to request a waiver to save some time and money.

Mr. Fisher: I have found that if we find examples of folks that we encourage as entrepreneurs, it helps them if we streamline the process.

Mr. Copey: I suggest that the addition be subject to staff review.

Motion by Mr. Barletta, seconded by Mr. Cady, to grant the waiver for the site plan approval, subject to staff approval.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Cady	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
WAIVER APPROVED**

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CODE ENFORCEMENT

ADJOURNMENT: 7:58 p.m.

APPROVAL OF PLANNING BOARD MEETING MINUTES

The Planning Board of the Town of Greece, in the County of Monroe and State of New York,
rendered the above decisions.

Signed: _____

Alvin I. Fisher, Jr., Chairman

Date: _____